

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, PIETRO CALABRESE, owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to permit a side yard of 1.33 feet instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, by the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
Present side yard requirement presents impossible situation for proper commercial use of property as presently used. If variance is granted it will permit the razing of the existing structures and the erection of a modern and attractive structure substantially improving the area; also will enable more efficient use of lot to improve traffic problem now in area. Present structure now has side yard no greater than herein requested.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. Use we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

By: PIETRO CALABRESE
Contract purchaser
Address: 3727 Reisterstown Road
Legal Owner
Address: 425 Wickham Road 21229

Witnessed by: Wartman, Rombro, Ridd & Omsansky
Petitioner's Attorney
Address: 34 Equitable Building, 21202
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 4th day

of October, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Maryland County, on the 7th day of November, 1965, at 11:00 o'clock

at 11:00 o'clock
Zoning Commissioner of Baltimore County.



ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the expenses requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had; and it further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of November, 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a side yard of 1.33' instead of the required 30 feet, subject to approval of the side plan by the State Roads Commission, Bureau of Public Services and Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day

of October, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BEGINNING for the same on the north side of U.S. Route 40 West - Baltimore National Pike at a point distant 340 feet westerly from Johnnycake Road and running thence westerly binding on the north side of said U.S. Route 40 West - Baltimore National Pike the distance of 175.56 feet and thence running northerly a distance of 280.95 feet to the southerly side of a 20 foot alley there situate and thence binding on said south side of said alley southeasterly 101.32 feet and thence running southerly 229.66 feet to the place of beginning.

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md

THE HERALD - ARCADE
Catonville, Md

No. 1 Newburg Avenue

CATONVILLE, MD.

October 24, 1965.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTY, a group of news weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 24th day of October, 1965, that is to say the same was inserted in the issues of October 20, 1965.

THE BALTIMORE COUNTY

By Paul J. Morgan
Editor and Manager

PETITION FOR VARIANCE
1st DISTRICT
ZONING: Petition for Variance for a Side Yard.
LOCATION: North side of Baltimore National Pike 340 feet West of Johnnycake Road.
DATE & TIME: MONDAY, NOVEMBER 7, 1965 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 1.33 feet instead of the required 30 feet.
The Zoning Regulation to be excepted as follows:
Section 238.2 - Side Yard - 30 feet.
All that parcel of land in the First District of Baltimore County.
BEGINNING for the same on the north side of U.S. Route 40 West - Baltimore National Pike at a point distant 340 feet westerly from Johnnycake Road and running thence westerly binding on the north side of said U.S. Route 40 West - Baltimore National Pike the distance of 175.56 feet and thence running northerly a distance of 280.95 feet to the southerly side of a 20 foot alley there situate and thence binding on said south side of said alley southeasterly 101.32 feet and thence running southerly 229.66 feet to the place of beginning.
Being the property of Pietro Calabrese and Susan G. Calabrese, as shown on plat plan filed with the Zoning Department, hearing date: November 7, 1965 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF BALTIMORE COUNTY
Oct. 24.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 20, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md, once a week for one successive weeks before the 24th day of October, 1965, the said publication appearing on the 20th day of October, 1965.

THE JEFFERSONIAN
By Richard A. Smith
Manager.

Cost of Advertisement, \$ 1.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Rose, Zoning Commissioner Date: October 28, 1966

FROM: George E. Cavrellis, Director of Planning

SUBJECT: Petition #67-100-A, North side of Baltimore National Pike 340 feet West of Johnnycake Road. Petition for Variance to permit a side yard of 1.33 feet instead of the required 30 feet.
Pietro Calabrese - Petitioner.

1st District

HEARING: Monday, November 7, 1966. (11:30 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

Oct 24, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Joseph H. Omsansky, Esquire
14 Equitable Building
Baltimore, Maryland 21202
SUBJECT: Side Yard Variance for Pietro Calabrese located on the 340' West of Johnnycake Rd. 1st District. (Item 4, October 4, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

STATE RIGHTS COMMISSION: In order to provide entrances that conform with the current State Rights Commission specifications (a minimum of 5' tangent between property line and entrance), the entrance width must be reduced to 4.5', or the west entrance must be eliminated, and the East entrance rebuilt to be 90' to Route 40.

BUREAU OF TRAFFIC ENGINEERING: This Bureau is in complete agreement with the State Rights Commission.

The above comments are not intended to indicate the appropriateness of the zoning act as requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Buildings Department
Project Planning Division
Bureau of Engineering

Very truly yours,

JAMES E. MISH, Principal
Zoning Technician

JED/lm

cc: Mr. John Meyers - State Roads Commission
Mr. Richard Moore - Bureau of Traffic Engineering

TELEPHONE 822-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 40694
DATE 10/14/66

TO: Mr. Wartman, Rombro, Ridd & Omsansky
14 Equitable Building
Baltimore, Md. 21202

BILLED BY: Zoning Dept. of Bal Co.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
1	Petition for Variance for Pietro Calabrese #67-100-A	25.00	25.00
1	101466 543 * 0694 TOW-	25.00	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: 10/14/66
Petitioner: Pietro Calabrese
Location of property: North Baltimore National Pike 340' West of Johnnycake Rd.
Location of Signs: North Baltimore National Pike 340' West of Johnnycake Rd.
Remarks: Sign
Posted by: Sign
Date of return: Oct. 27, 1966

Mr. Joseph H. Omsansky, Esquire
14 Equitable Bldg.,
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4 day of Oct, 1965.

John G. Rose
Zoning Commissioner

Petitioner Pietro Calabrese
Petitioner's Attorney James E. Mish
Reviewed by James E. Mish
Chairman of Advisory Committee

TELEPHONE 822-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

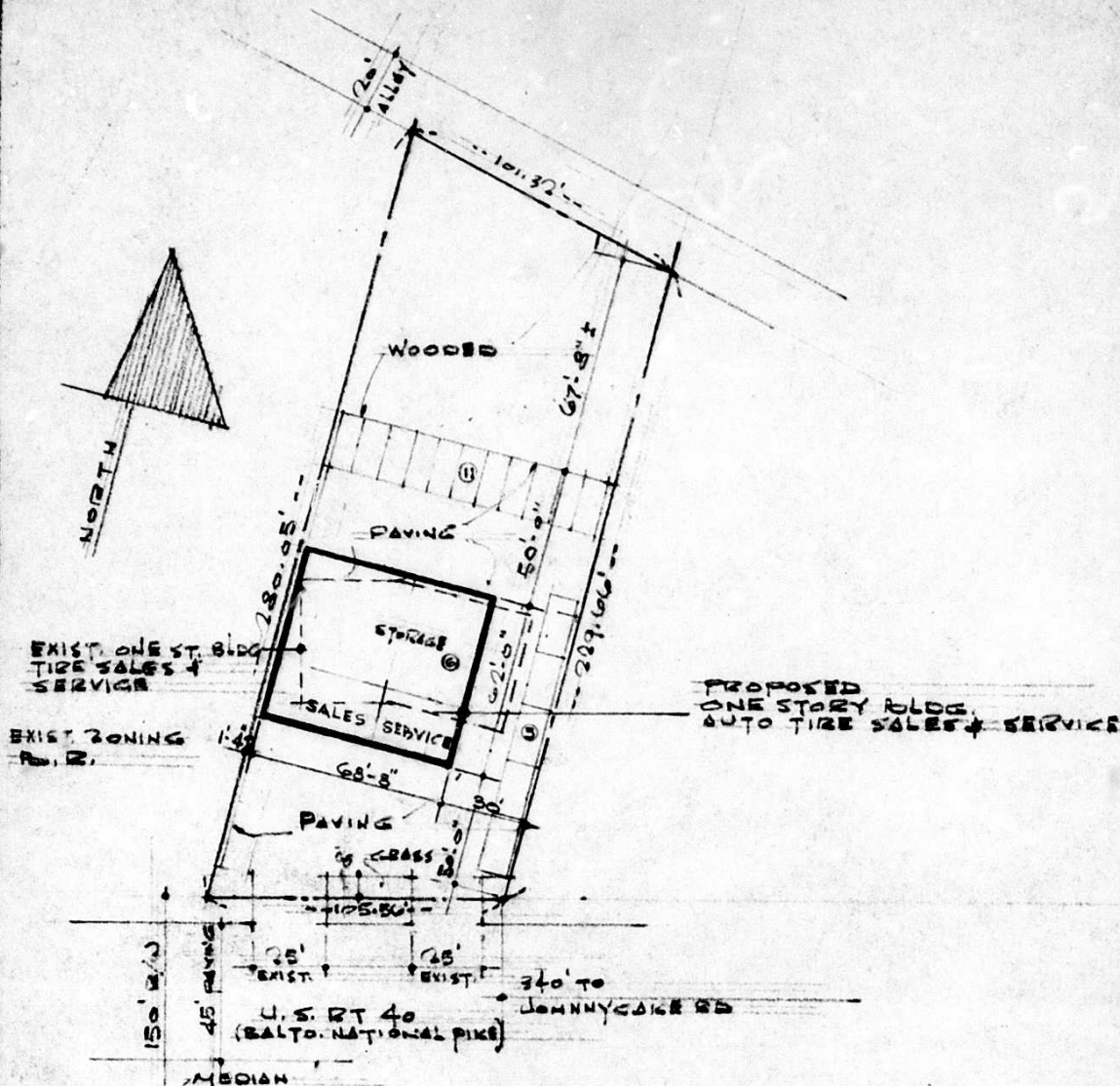
No. 42239
DATE 11/7/66

TO: The Levine Tire Company
5727 Reisterstown Road
Baltimore, Md. 21215

BILLED BY: Zoning Dept. of Bal Co.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
1	Advertising and posting of property for Pietro Calabrese #67-100-A	45.00	45.00
1	11-746 1437 * 42239 TOW-	45.00	45.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE



PLOT PLAN 1"=50'-0"

PLAT TO ACCOMPANY
ZONING PETITION

BUILDING DATA

SPACE	AREA	PARKG REQ
SALES	1060'² @ 1/200'²	4
SERVICE	2397'² @ 1/300'²	3
STOR.	1200'² @ 1/300'²	4
TOTAL	4257'²	16

PARKING SHOWN 22 SPACES

5610 BALTO. NATIONAL PIKE
FIRST ELECTION DISTRICT
BALTIMORE CO., MARYLAND

L. EDWARD WOLF ASSOC./ARCHITECTS
204 E. JOPPA RD. / BALTO., MD. 21204
AUG 24, 1966

